

SAN ANTONIO PLANNING COMMISSION MINUTES

May 13, 2009

2:00 P.M.

Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Agenda items may be discussed (Planning and Development Services)
- Briefing on a proposed resolution to recommend to City Council an amendment to update the land use element of the Kelly/S. San Pueblo Community Plan for an approximate 89.26-acre area, generally bounded by Centennial and Fay on the north, S. Zazmora on the east, Linden, Gerald and W. Southcross to the south, and New Laredo Highway, Lyell, and Wabash on the west. (Planning and Development Services Department by Sidra Maldonado, Planner)
- Briefing on a proposed resolution to recommend to City Council an amendment to update the land use element of the Nogalitos/S. Zazamora Community Plan for an approximate 5.22 acre area, generally bounded by Flanders on the north, Packard and Kyle on the east, Berlin to the south, and S. Zazmora on the west. (Planning and Development Services Development Department by Sidra Maldonado, Planner)
- Briefing regarding request by the City of Schertz for San Antonio to release approximately 5.5 square miles of Extraterritorial Jurisdiction (ETJ) generally located adjacent to, and north of IH-10 East near the boundary line of Bexar County. (Planning and Development Services by Trish Wallace, Regional Planning Manager)
- Briefing regarding request by the City of Cibolo for San Antonio to release approximately 7.1 square miles of Extraterritorial Jurisdiction (ETJ) generally located in Guadalupe County, adjacent to, and north of IH-10 East and east of the Bexar County border (which is Cibolo Creek). (Planning and Development Services by Trish Wallace, Regional Planning Manager)

2. 2:00 P.M.— Call to Order, Board Room

3. Roll Call

Present: Garcia, Hartman, Limon, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez
Absent: Friesenhahn

Chair Garcia stated item 5B & 7, Windgate Ranch, PUD Unit 1-A had been pulled per applicant's request.

4. Citizens to be heard

Brent Sykora, 13333 Blanco Rd., representative for Robert Jaramillo, stated the neighborhood was never notified concerning Windgate Ranch, PUD Unit 1-A. The main concern the neighbors had would be the lowered property values and no purpose for covenant.

Robert Jaramillo, 8954 Windgate Pkwy., oppose Windgate Ranch, PUD Unit 1-A replat.

Javier Pena, 8974 Windgate Pkwy., oppose Windgate Ranch, PUD Unit 1-A replat.

John Brouse, 8828 Windgate Pkwy., oppose Windgate Ranch, PUD Unit 1-A replat.

Brian Freeman, 8954 Windgate Pkwy., oppose Windgate Ranch, PUD Unit 1-A replat.

5. PUBLIC HEARINGS

Chair Garcia opened the public hearing.

REPLATS W/ WRITTEN NOTIFICATION:

- A. 080172 **Monticello Ranch, Unit 3**
(The extension of Capri, north from Talley Road)
- B. 090061 ~~**Windgate Ranch, PUD Unit 1-A**~~ **PULLED**
~~(On the east side of Wind Gate Parkway, north of FM 471)~~
- C. 090170 **FV Maldonado**
(On the west side of Early Trail Drive, north of Freeman Drive)

Chair Garcia closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

6. **080172** **Monticello Ranch, Unit 3**
 (The extension of Capri, north from Talley Road)
- ~~7. **090061** **Windgate Ranch, PUD Unit 1-A - PULLED**~~
~~(On the east side of Wind Gate Parkway, north of FM 471)~~
8. **090170** **FV Maldonado**
 (On the west side of Early Trail Drive, north of Freeman Drive)

PLATS:

9. **070499** **Alamo Ranch Parkway, Unit 3**
 (Extending Alamo Ranch Parkway at Roff Road)
10. **070529** **San Antonio Church of God**
 (On the north side of Ingram Road, west of Callaghan Road)
11. **080521** **Redbird Ranch, Unit 4-A**
 (The extension of Redbird Pass, west of Perch Manor)

LAND TRANSACTIONS:

12. **S.P. 1249** Request to declare as surplus and sell a track of City owned real property.
 (Capital Improvement Management Services, by Jesse Quesada)

Chair Garcia called for a motion for the items on the Consent Agenda.

Motion: Commissioner Billa Burke to approve the Consent Agenda with the exception of item 5B & 7.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

MOTION PASSES.

INDIVIDUAL CONSIDERATION

LAND TRANSACTIONS:

13. **S.P. 1438** Public Hearing and consideration of a request to close, vacate and abandon improved portions of Public Right of Ways within Sutton Homes Housing development in Council District 2. (Capital Improvement Management Services, by David Segovia)

David Segovia, Capital Improvement Management Services Department, presented the item.

Oscar Herrera, 3439 W. Woodlawn, requested clarification.

Daniel Ortiz, 112 E. Pecan, representative for SAHA & Franklin Development, any single family lot that has a home on it, will not be affected, in terms of access to right-of-way.

Motion: Commissioner Martinez to approve.

Second: Commissioner Lindhorst

In Favor: Unanimous

Opposed: None

MOTION PASSES.

COMPREHENSIVE MASTER PLANS:

14. 09009 Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner/Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.777 acres described by legal description NCB 17948 BLK LOT P-9 (CONCORD ANNEXATION) and NCB 17948 BLK LOT P-20E (CONCORD ANNEXATION) San Antonio, Bexar County, Texas from Community Commercial land use to Low-Density Residential land use. (Planning and Development Services Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

Tyler Sorrells, Planning & Development Services Dept., presented item.

Salah Diab, Seda Engineers, owner representative, stated they have met with the homeowners association and they support the plan amendment.

Motion: Commissioner Hartman to approve, finding it consistent with the neighborhood plan.

Second: Commissioner Limon

In Favor: Unanimous

Opposed: None

MOTION PASSES.

OTHER ITEMS:

15. Briefing and discussion on TAC membership. (Planning and Development Services, by Elizabeth Carol)

Elizabeth Carol, Planning & Development Services Department, presented item.

16. Approval of the minutes for the April 22, 2009 Planning Commission meeting.

Motion: Commissioner Hartman to approve April 22, 2009 minutes.

Second: Commissioner Rodriguez

In Favor: Garcia, Hartman, Rodriguez, Billa Burke, Chao, Lindhorst, Martinez

Opposed: None

Abstain: Limon

MOTION PASSES.

17. Director's report

- o Budget and Department Performance
- o Camp Bullis Awareness Zone
- o Edwards Aquifer
- o Professional Development Opportunity – conferences and workshops
- o Steering Committee on Historic Preservation
- o Technical Advisory Committee
- o Unified Development Code

18. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

19. ADJOURNMENT

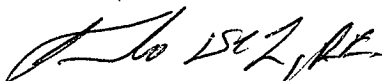
There being no further business, the meeting was adjourned at 3:20 p.m.

APPROVED



Cecilia Garcia, Chair

ATTEST



Executive Secretary